

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL 3  
IN THE FENWAY URBAN RENEWAL AREA  
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Max Wasserman has expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcel 3 in the said Project Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Max Wasserman be and hereby is tentatively designated as the Redeveloper for Disposition Parcel 3 in the Fenway Urban Renewal Area, subject to:

- a. submission within ninety (90) days of the following documents satisfactory to the Authority:
  1. Preliminary site plan, indicating the number and composition of the units which can be developed on the disposition parcels;
  2. Proposed rental schedule;
  3. Proposed construction schedule.

- b. concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- c. publication of all public disclosure and issuance of all approvals required by Chapter 121A and 121B of the Massachusetts General Laws, as amended, and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. 60. That is is hereby found that Max Wasserman possesses the qualifications and financial resources necessary to develop the land in accordance with the urban renewal plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

December 2, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Tentative Designation of Redeveloper  
Disposition Parcel 3  
Fenway Urban Renewal Area  
Project No. Mass. R-115

SUMMARY: This memorandum requests that the Authority tentatively designate Max Wasserman, an individual, as the Redeveloper of Disposition Parcel 3 in the Fenway Urban Renewal Area.

Disposition Parcel 3, which contains 52,460 square feet, is wholly owned at the present time by the Church Realty Trust (sole beneficiary is the First Church of Christ, Scientist). This proposal is subject to the Cooperation Agreement executed by and between the Authority and the Trust.

Pursuant to this Agreement, the Trust has submitted a proposal for Parcel 3. The terms of the proposal are basically that the Trust will retain ownership of the land, but will provide a long-term lease of the property to Max Wasserman who will act as the Redeveloper.

The proposal for Parcel 3 calls for the construction of 320 units of middle income housing financed with the aid of Section 220 mortgage insurance. Present plans call for a medium-rise apartment structure with ground floor commercial uses along Huntington Avenue. Parcel 3 will also provide 240 parking spaces in a garage to be provided on an underground level.

Both the Church Realty Trust and Mr. Wasserman have already invested substantial amounts of capital in this development, and have the financial resources to insure its successful completion. The development will provide a large number of needed housing units in the Fenway area.

It is therefore recommended that the Authority tentatively designate Max Wasserman as the Redeveloper of Parcel 3 in the Fenway Urban Renewal Area.

An appropriate Resolution is attached.

Attachment